

Redwood City – Downtown

Transit:

- **Redwood City Caltrain Station:** Caltrain; SamTrans
- **El Camino Real:** SamTrans

Development highlights:

- **City Center Plaza Apartments:** 139 affordable units with ground-floor restaurants (Mid-Peninsula Housing Coalition)
- **Franklin Street Apartments:** 206 units (30 affordable) above retail space (Irvine Apartment Communities, 2002)
- **Montgomery Village:** Apartments under construction (First Community Housing)
- **On Broadway:** 20-screen movie theater with 85,000 square feet of ground-floor restaurant and retail space (John Anagnostou/Broadway Entertainment, LLC, 2006)
- **Le Coeur de la Ville** (formerly Tuscan Towers): 21 affordable townhomes; another 88 units proposed (Habitat for Humanity)

Amenities:

- **City Center Plaza** just east of city hall
- **Theatre Way:** new pedestrian-priority promenade
- **Courthouse Square**
- **Post Office Paseo** linking surface public parking with the new cinema block, and expanding outdoor dining venue
- **Fox and Little Fox Theaters** on Broadway
- **Whole Foods Market**
- **Sequoia Station** retail center includes supermarket, café, drugstore and other conveniences

Planning:

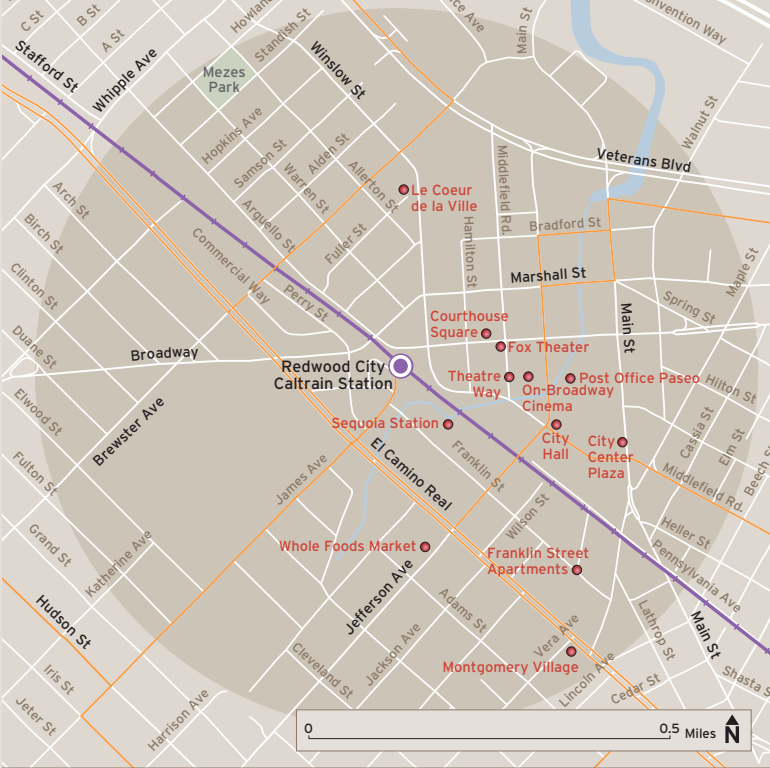
- *Redwood City General Plan* (2001, update in progress)
- *Downtown Area Plan* (introduced 2001)
- *Redwood City Downtown Precise Plan and Program EIR* (due for adoption in early 2007)

Innovations:

- **Parking management strategy** with on-street and off-street parking rates that vary by location and time of day
- **Tax credits for rehabilitation of landmarks** in Main Street Historic District
- **Sidewalk Café Design Guidelines** encourage outdoor dining, adding vitality to downtown streets.

Future development:

- **Downtown Precise Plan** proposes higher density with 8- to 12-story residential and mixed-use development considered in downtown core and east side of El Camino Real between Brewster and Maple.



DOWNTOWN

Redwood City

Legend

- Caltrain Line and Station
- Bus Line
- Project/Amenity

